

Chester Township Zoning Commission Meeting Minutes

| Wednesday, July 16, 2025 7:00 PM |

Chester Town Hall

Audio Recording Available

Meeting Called to Order by Mr. Oswick at 7:00 p.m.

Members present: Mr. Chess, Mr. Minello, Mr. Oswick

Members absent: Mr. Kats, Mr. Lauro

Trustee present: Mr. Ken Radtke

Zoning Inspector: Mr. Alusheff

Admin present: Ms. McCarthy

Mr. Oswick led the group in the Pledge of Allegiance

Approval of Minutes

Mr. Chess moved to approve the minutes of the June 18, 2025 meeting as presented; Mr. Oswick seconded.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/absent; Mr. Oswick/yes; Mr. Minello/yes

Motion passes

Consideration for Parks as a Zoning District was tabled until August 20th. Waiting for Informal review from Geauga Planning Commission.

August 20th tentative to have the Board of Trustees attend the ZC meeting to discuss Parks being considered as a Zoning District.

Zoning Inspector Update

Mr. Alusheff reviewed the June and July BZA cases that came before the BZA. We will start doing this on a regular basis to help keep the ZC informed on areas of the Zoning Resolution that may need to be reviewed.

May need to review how accessory buildings size is calculated. Currently anyone on a ½ acre to a 2.99 acre lot gets the same size accessory building of 1,280 square feet. Even though the 2.99 acre lot is six times the size of the ½ acre lot.

Pool Covers – Automated pool covers for in-ground pools is increasingly being requested. The Zoning Commission remains firm in their position of a mandated 4' fence around all inground pools with a self-closing, gate.

Zoning Inspector will begin sending violation letters to in-ground pool owners with no fence will be in violation.

Land Use Plan update

Mr. Chess gave an update on the Land Use Plan Committee. Group is considering the senior citizen residents not having a place to go in the community if they wish to downsize. Also looking at attainable housing possibilities. Group is concerned about aesthetics of the Commercial District. Group broke into committees to study that area more in depth. Once this plan is completed, it will be given to the Zoning Commission. It will be full of studies and information to help make informed zoning decisions moving forward.

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RV's on Residential lots

This may be resolved in Property Maintenance guidelines. Tabled indefinitely.

Next Meeting

August 6, 2025 at 7:00 p.m.

Meeting Called to Close at: 7:23 p.m.

Approved by:

Chester Township Zoning Commission September 17, 2025

Final Review by: _____
Jon Oswick, Chair